AREA STATEMENT				
ADMEASURED AREA OF SITE	-	9.53 ACRES		
AREA OF SITE AS PER DCR/ULB	-	9.53 ACRES OR	38566.483	sq.m.
PERMISSIBLE RESIDENTIAL (FAR STATEMENT(NORMAL & TOD))				
PERMISSIBLE FAR AS PER ZONING (RESIDENTIAL)	-	7746.883	sq.m.	
PERMISSIBLE FAR BASED ON CONSTRUCTION AREA AS PER RECEIPT OF EDC/ULB	-	18825.436	sq.m.	
PERMISSIBLE FAR BASED ON TDR & 0.5 FAR (TRANSITION AREA) ZONE AS PER 9 MEMORIES	-	5863.328	sq.m.	
PERMISSIBLE COMMERCIAL (FAR STATEMENT(NORMAL & TOD))				
PERMISSIBLE FAR AS PER ZONING (COMMERCIAL)	-	2238.685	sq.m.	
PERMISSIBLE FAR BASED ON TDR (BASED ON AREA BASIS OF 9.53 ACRES)	-	2042.700	sq.m.	
PERMISSIBLE FAR BOTH TDR (@ 1.4 ON 9.53 ACRES (38566.483 ACRES) AREA OF 3.48 ACRES	-	1215.000	sq.m.	
TDR FAR (CERTIFICATE NO. 500-307/AUTHORITY OF TDR CERTIFICATE NO.- 1-479 OF 41/2023 DATED 14.04.2023)				
TDR FAR TO BE CONSUMED RESIDENTIAL (AREA OF SITE AS PER DCR/ULB AREA)	-	1328.400	sq.m.	
MAXIMUM TOTAL PERMISSIBLE F.A. (RESIDENTIAL) (2158.685+6.5X4.5X3.48)	-	8035.141	sq.m.	
MAXIMUM TOTAL PERMISSIBLE F.A. (COMMERCIAL) (2238.685+1.5X4.5X3.48)	-	2272.205	sq.m.	
GRAND TOTAL PERMISSIBLE F.A. (RESIDENTIAL+COMMERCIAL) (8035.141+2272.205)	-	10308.840	sq.m.	
NBC (GOLD RATING) PRE CERTIFICATION(NBC REGISTRATION NO.GR/2023/1 DATED SEPTEMBER 2022) FAR				
PERMISSIBLE GRC (GOLD RATING) PRE CERTIFICATION FAR (BY TOD BASE) (8,035.141X15) @ 12%	-	1963.965	sq.m.	
PROPORTIONATE GRC (GOLD RATING) PRECERTIFICATION FAR FOR RESIDENTIAL AS PER LOI	-	1884.843	sq.m.	
PERMISSIBLE GRC (GOLD RATING) PRE CERTIFICATION FAR (BY TOD BASE) (2,272.205X15) @ 12%	-	545.329	sq.m.	
PROPORTIONATE GRC (GOLD RATING) PRECERTIFICATION FAR FOR COMMERCIAL AS PER LOI	-	523.315	sq.m.	
PROPORTIONATE GRC (GOLD RATING) PRE CERTIFICATION FAR OF COMMERCIAL (0.98%) (T)	-	15.366	sq.m.	
TOTAL PROPORTIONATE GRC (GOLD RATING) PRE CERTIFICATION FAR OF RESIDENTIAL (A+D)	-	1900.209	sq.m.	
TOTAL PROPORTIONATE GRC (GOLD RATING) PRE CERTIFICATION FAR OF COMMERCIAL (B+E)	-	538.681	sq.m.	
TOTAL PERMISSIBLE GRC (GOLD RATING) PRE CERTIFICATION FAR OF RESIDENTIAL & COMMERCIAL	-	2437.890	sq.m.	
PROPOSED FAR DETAILS				
ADMEASURED AREA OF RESIDENTIAL (AREA OF SITE AS PER DCR/ULB) 38,566.483 SQ.M.-(2,272.205 SQ.M.)		7,525.483	sq.m.	
PROPOSED F.A.R (RESIDENTIAL)	-	2387.325	sq.m.	
TOTAL PROPOSED FAR (RESIDENTIAL)	-	9912.808	sq.m.	
BALANCE F.A.R (RESIDENTIAL)	-	372.325	sq.m.	
PROPOSED F.A.R (COMMERCIAL)	-	2537.243	sq.m.	
BALANCE F.A.R (COMMERCIAL)	-	5.162	sq.m.	
PERMISSIBLE GROUND COVERAGE DETAILS				
PERMISSIBLE GROUND COVERAGE AS PER ZONING	-	4,340.242 SQ.M.	OR	0.5045.7538 sq.m.
PERMISSIBLE GROUND COVERAGE (@ 50% OF 9.53 ACRES ON THE BASIS OF 9.53 ACRES)	-	5053.8725 sq.m.		
PERMISSIBLE GROUND COVERAGE (BY TDR 15% OF 9.53 ACRES ON THE BASIS OF 9.53 ACRES)	-	7761.8225 sq.m.		
PROPOSED GROUND COVERAGE DETAILS				
ALREADY SANCTIONED GROUND COVERAGE (VIDE DTCP MEMO NO. ZP-560-BUDDHA/2003/25966 DATED-12/07/23)	-	4285.557	sq.m.	
PROPOSED GROUND COVERAGE	-	2374.429	sq.m.	
TOTAL PROPOSED GROUND COVERAGE	-	6659.986	sq.m.	
BALANCE GROUND COVERAGE	-	1095.540	sq.m.	

DENSITY CALCULATION:

PERMISSIBLE DENSITY (NON-TOD) ON 3.48 ACRES = @ 120 TO 330 PFA = 543 TO 1644 PERSONS

PERMISSIBLE DENSITY (TOD-TRANSIT) ON 3.8475 ACRES = @ 367 TO 472 PFA = 1489 TO 1920 PERSON

TOTAL TDR (RESIDENTIAL ONLY) = 1328.400 SQM

TDR ON 3.48 ACRES (NON-TOD) COMPONENT = 780.448 SQM

TDR ON 3.8475 ACRES (TOD) COMPONENT = 547.952 SQM

PROPORTIONATE LAND AREA OF NON-TOD TDR = 780.448 / 10764.0625 = 0.1540 ACRES

PERMISSIBLE DENSITY @ 200 /PFA = 30.84 SAY 31 PERSON

PROPORTIONATE LAND AREA OF TOD TDR = 547.952 / 10764.0625 = 0.0902 ACRES

PERMISSIBLE DENSITY @ 150 /PFA = 13.53 SAY 14 PERSON

TOTAL PERMISSIBLE DENSITY			
	CONVENIENT	ADDITIONAL	NATURAL
NON TOD	543	1644	
TOD	1489	1920	
TDR (NON TOD)	-	31	
TDR (TOD)	-	14	
TOTAL	2032	3609	

PROPOSED DENSITY CALCULATION

MAIN UNITS = (424 ALREADY SANCTIONED+101 PROPOSED) = 525 X 5 = 2625

EWS = (ALREADY SANCTIONED) = 94 X 2 = 188

SERVICE PERSONNEL = (50 ALREADY SANCTIONED + 3 PROPOSED) = 53 X 2 = 106

PROPOSED DENSITY = 2919 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL = 1 NOS. OF 0.2 ACRE OR 809.371 SQM.

PROPOSED PUBLIC AMENITIES

NURSERY SCHOOL = 1 NOS. OF 0.2069 ACRE OR 813.243 SQM.

REQUIRED EWS UNITS = 15% OF TOTAL (424(MAIN UNITS) ALREADY SANCTIONED +101(MAIN UNITS) PROPOSED)= 616 =(616X15)/100 = 92.85 TO SAY 93 NOS.

PROPOSED EWS UNITS = 94 NOS.(ALREADY SANCTIONED) OR 94X100/616 = 15.585%

REQUIRED SERVICE PERSONNEL UNIT =10% OF [(424 (MAIN UNITS) ALREAD" SANCTIONED+101(MAIN UNITS) PROPOSED)] =525 =525X10/100 = 52.5 TO SAY 53 NOS.

PROPOSED SERVICE PERSONNEL UNIT = 53 NOS. OR 53X100/525 = 10.09%

ORGANIZE OPEN SPACE I.e tot-lots REQUIRED = 5784.972 SQM. = 15% OF THE PLOT

ORGANIZE OPEN SPACE I.e tot-lots PROVIDED = 5788.361 SQM. = 15.0088 % OF THE PLOT(ALREADY SANCTIONED)

ECS (CAR PARKING) TO BE MADE AVAILABLE TO EWS UNITS = 65% OF 636 CARS = 31.8 OR 32 ECS

PROPOSED ECS (CAR PARKING) FOR EWS UNITS = 32 ECS

ECS (CAR PARKING) CAPACITY ON SURFACE = 1239.780 SQM. (603/SQM.)= 54 ECS

PROPOSED ECS (CAR PARKING) ON SURFACE = 56 ECS (32 CARS EWS +16 CARS SURFACE + 8 CARS TRANSPARENT)

ECS CALCULATION (RESIDENTIAL)

REQUIRED ECS (CAR PARKING) FOR MAIN UNITS = 1.5 ECS PER MAIN UNIT (ALREADY SANCTIONED) = 424(ALREADY SANCTIONED-PHASE-1 & 2) + 101 [PROPOSED-PHASE-4 (TOD)] = 525 UNITS = (424X1.5 + 101X1.5) = 635+50.5 = 686.5 SAY 687 ECS

TOTAL PROPOSED ECS (CAR PARKING) FOR MAIN UNITS = 735 (ALREADY SANCTIONED)+238 = 944 CARS

ECS CALCULATION BASEMENTS- PHASE 4						
BASEMENT-1 (PHASE-4)		58	X	2	=	116
STACK PARKING						
BASEMENT-2 (PHASE-4)	=	60	X	2	=	120
STACK PARKING						
TOTAL					=	236
ECS CALCULATION SURFACE (PHASE-4)						
DISABLED PARKING(TOWER-5)	=	2	X	1	=	2
GRAND TOTAL					=	238

ECS CALCULATION (COMMERCIAL-PHASE 3)

REQUIRED ECS (CAR PARKING) FOR RETAIL ON CARPET AREA @ 1 ECS/50 SQM. = 464.703 (GROUND + 1ST FLOOR) / 50 = 9.294 OR SAY 9 ECS.

REQUIRED ECS (CAR PARKING) FOR OFFICE ON FAR AREA @ 1 ECS/75 SQM. = 946.734 (2ND + 3RD FLOOR) / 75 = 12.623 OR SAY 13 ECS.

TOTAL REQUIRED ECS (CAR PARKING) = 9+13 = 22 ECS

ECS (CAR PARKING) PROVIDED = 22 CARS

ECS CALCULATION COMMERCIAL BLOCK						
STACK PARKING	=	7	X	2	=	14
NORMAL PARKING	=	8	X	1	=	8
TOTAL					=	22

ECS CALCULATION (EWS)

ECS (CAR PARKING) TO BE MADE AVAILABLE TO EWS UNITS = 65% OF 687 CARS = 34.35 OR 34 ECS

PROPOSED ECS (CAR PARKING) FOR EWS UNITS = 32 CARS(ALREADY SANCTIONED)+2 CARS(PROPOSED) = 34 CARS

ECS CALCULATION EWS							
STACK PARKING	=	7	X	2	=	14	ALREADY SANCTIONED VIDE DTCP MEMO NO. ZP-560-BUDDHA/2003/25966 DATED-12/07/23
NORMAL PARKING	=	7	X	1	=	7	
TRI PARKING	=	13	X	1	=	13	
NORMAL PARKING	=	2	X	1	=	2	PROPOSED
TOTAL					=	34	

ECS CALCULATION (SURFACE)

ECS (CAR PARKING) CAPACITY ON SURFACE = 1239.780 SQM.(ALREADY SANCTIONED)+668.6QM. (PROPOSED) = 61814 @ 0.03 = 1853 ECS

PROPOSED ECS (CAR PARKING) ON SURFACE = 57 CARS

ECS CALCULATION (SURFACE)		
GUIDANCE	ALREADY SANCTIONED VIDE DTCP MEMO NO. ZP-560-BUDDHA/ 2003/25966 DATED- 12/07/23	PROPOSED
EWS	16	-
RESIDENTIAL	16	-
STUDIO	5	2
COMMERCIAL	-	2
TOTAL	38	16
GRAND TOTAL (OR = 19)		57

PROPOSED AREA STATEMENT

COMMERCIAL DEVELOPMENT STATEMENT

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
						PHASE3								
PHASE 3(Phase-3)	TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR	TOTAL FAR ALL TOWERS (SQM)	TOTAL BUILT UP AREA (NET FLOOR)	TOTAL BUILT UP AREA ALL FLOOR (GIA)	TOTAL BUILT UP AREA ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	NON CARPARK AREA (NON FLOOR)	TOTAL NON NON CARPARK AREA (GIA)	TOTAL NO. OF DEFT BUILT TOWERS	TOTAL NO. OF DEFT BUILT FROM FLAT TOWERS
	COMMERCIAL BUILDING	GROUND FLOOR	1	466.828	466.828	1721.714	454.475	454.475	1687.423	424.475	124.951	124.951	-	-
		1ST FLOOR	1	313.951	313.951		284.665	284.665			28.000	28.000	-	-
		2ND FLOOR	1	473.193	473.193		454.167	454.167			28.000	28.000	-	-
		3RD FLOOR	1	374.632	374.632		356.820	356.820			28.000	28.000	-	-
		MULTI PURPOSE ROOM	1	-	-	-	87.921	87.921			87.921	87.921	-	-
PHASE-4(Proposed)	CLUB-2 (COMMERCIAL COMPONENT)	2ND FLOOR	1	332.615	332.615	948.086	656.915	656.915	1674.893	-	67.223	67.223	-	-
		3RD FLOOR	1	319.654	319.654		238.980	238.980			65.267	65.267	-	-
	TOTAL					2667.343	-	-	3362.317	424.475	-	409.535	-	-

RESIDENTIAL DEVELOPMENT STATEMENT

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
						PHASE-4								
PHASE-4 (Proposed)	TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR	TOTAL FAR ALL TOWERS (SQM)	TOTAL BUILT UP AREA (NET FLOOR)	TOTAL BUILT UP AREA ALL FLOOR (GIA)	TOTAL BUILT UP AREA ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	NON CARPARK AREA (NON FLOOR)	TOTAL NON NON CARPARK AREA (GIA)	TOTAL NO. OF DEFT BUILT TOWERS	TOTAL NO. OF DEFT BUILT FROM FLAT TOWERS
	TOWER - 5	GROUND FLOOR	1	444.480	444.480	10640.964	392.474	392.474	19946.832	592.474	144.992	144.992	N/A	3
		TYPE 2(1ST TO 18TH FLOOR)	18	408.864	6670.128		434.849	6522.735			29.989	539.949		
		19TH FLOOR (REFUGE)	1	301.499	301.499		406.997	406.997			54.460	54.460		
		MULTI PURPOSE ROOM	1	-	-	-	111.931	111.931			111.931	111.931		
	NURSERY SCHOOL	GROUND FLOOR	1	-	-	-	346.481	346.481	339.323	373.126	346.481	346.481	-	-
		1ST FLOOR	1	-	-	-	32.752	32.752			32.752	32.752		
	BASEMENT -01	-	-	-	-	-	2113.364	2113.364	2113.364	-	2113.364	2113.364	-	-
	BASEMENT -02	-	-	-	-	-	2114.857	2114.857	2114.857	-	2114.857	2114.857	-	-
	CLUB (COMMUNITY BUILDING)	GROUND FLOOR	1	545.594	545.594	748.666	705.164	705.164	975.504	296.164	162.355	162.355	0	0
		1ST FLOOR	1	202.887	202.887		267.500	267.500			66.613	66.613		
	TOTAL	-	-	-	-	11397.61	-	-	13373.513	1072.064	-	4983.353	101	3
TOTAL OF RESIDENTIAL BUILDING						11397.610			13373.513	1072.064	-	4983.353	101	3
GRAND TOTAL OF GROUND COVERAGE (RESIDENTIAL & COMMERCIAL)						-	-	-	21845.190	2167.439	-	7289.828	-	-

ALREADY SANCTIONED

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR	TOTAL FAR ALL TOWERS	TOTAL BUILT UP AREA (NET FLOOR)	TOTAL BUILT UP AREA ALL FLOOR (GIA)	TOTAL BUILT UP AREA ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF DEFT BUILT TOWERS	TOTAL NO. OF DEFT BUILT FROM FLAT TOWERS
				PHASE-1							
TOWER - 3	GROUND FLOOR	1	392.890	392.890	18295.203	392.890	392.890	18295.203	816.033		20
	STILT FLOOR (TRANSFER FLOOR)	20	412.707	8248.74		398.937	7978.740				
	1ST TO 18TH FLOOR	18	398.937	7180.866		398.937	7180.866				
	19TH FLOOR	1	398.937	398.937		398.937	398.937				
	20TH FLOOR	1	398.937	398.937		398.937	398.937				
	21ST FLOOR	1	398.937	398.937		398.937	398.937				
	MULTI PURPOSE FLOOR	1	408.903	408.903		408.903	408.903				
TOWER - 4	GROUND FLOOR	1	816.033	816.033	18295.203	816.033	816.033	18295.203	816.033	17	
	1ST TO 18TH FLOOR	24	762.173	18292.212		762.173	18292.212				
	19TH FLOOR	1	528.128	528.128		528.128	528.128				
	20TH FLOOR	1	528.128	528.128		528.128	528.128				
	21ST FLOOR	1	479.791	479.791		479.791	479.791				
	MULTI PURPOSE FLOOR	1	-	-		528.128	528.128				
CLUB	GROUND FLOOR	1	412.558	412.558	612.558	412.558	412.558	612.558	537.487	-	-
	1ST & 2ND FLOOR	-	-	-		49.101	49.101				
	3RD & 4TH FLOOR	-	49.101	49.101		49.101	49.101				
EWS	1ST TO 6TH FLOOR	6	343.705	2061.435	3630.087	605.245	3630.435	3630.087	432.197	34	
	7TH TO 19TH FLOOR	13	343.705	4468.165		343.705	4468.165				
	7TH FLOOR	1	343.705	343.705		343.705	343.705				
	MULTI PURPOSE FLOOR	1	-	-		432.197	432.197				
CLUB UNDER TOWER-4	GROUND FLOOR	1	253.917	253.917	253.917	-	-	-	-	-	-
RAMPAGE STAIRCASE	-	-	-	-	-	37.116	37.116	37.116	37.116	-	-
GUARD ROOM	-	-	24.012	24.012	24.012	24.012	24.012	24.012	24.012	-	-
BASEMENT -01	-	-	-	-	-	1894.905	1894.905	1894.905			
TOTAL					38411.480			43276.498	2153.282	265	20

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR	TOTAL FAR ALL TOWERS	TOTAL BUILT UP AREA (NET FLOOR)	TOTAL BUILT UP AREA ALL FLOOR (GIA)	TOTAL BUILT UP AREA ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF DEFT BUILT TOWERS	TOTAL NO. OF DEFT BUILT FROM FLAT TOWERS
				PHASE-2							
TOWER - 1	GROUND FLOOR	1	392.890	392.890	19895.400	392.890	392.890	19895.400	816.033	19	20
	1ST TO 20TH FLOOR	20	972.250	19445.000		1000.000	20000.000				
	21ST FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	22ND FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	23RD FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	24TH FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	25TH FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	MULTI PURPOSE FLOOR	1	1000.000	1000.000		1000.000	1000.000				
TOWER - 2	GROUND FLOOR	1	816.033	816.033	19895.400	816.033	816.033	19895.400	816.033	17	
	1ST TO 20TH FLOOR	20	962.773	19255.460		962.773	19255.460				
	21ST FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	22ND FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	23RD FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	24TH FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	25TH FLOOR	1	1000.000	1000.000		1000.000	1000.000				
	MULTI PURPOSE FLOOR	1	-	-		1000.000	1000.000				
BASEMENT -01	-	-	-	-	-	2528.496	2528.496	2528.496	-	-	-
BASEMENT -02	-	-	-	-	-	2576.931	2576.931	2576.931	-	-	-
TOTAL					39790.800			65895.827	1632.066	236	20

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR	TOTAL FAR ALL TOWERS	TOTAL BUILT UP AREA (NET FLOOR)	TOTAL BUILT UP AREA ALL FLOOR (GIA)	TOTAL BUILT UP AREA ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF DEFT BUILT TOWERS	TOTAL NO. OF DEFT BUILT FROM FLAT TOWERS
				PHASE-3							
COMMERCIAL SHOPPING	GROUND FLOOR	1	932.954	932.954	1864.908	932.954	932.954	1864.908	932.954	-	-
TOTAL	-	-	-	-	1864.908	-	-	1864.908	932.954	-	-
				PHASE-4							
TOWER - 5	GROUND FLOOR	1	592.474	592.474	19946.832	592.474	592.474	19946.832	592.474	101	3
	TYPE 2(1ST TO 18TH FLOOR)	18	539.949	9719.082		539.949	9719.082				
	19TH FLOOR (REFUGE)	1	546.460	546.460		546.460	546.460				
	MULTI PURPOSE FLOOR	1	111.931	111.931		111.931	111.931				
NURSERY SCHOOL	GROUND FLOOR	1	373.126	373.126	373.126	346.481	346.481	339.323	373.126	-	-
	1ST FLOOR	1	-	-		32.752	32.752				
BASEMENT -01	-	-	-	-	-	2113.364	2113.364	2113.364	-	-	-
BASEMENT -02	-	-	-	-	-	2114.857	2114.857	2114.857	-	-	-
CLUB (COMMUNITY BUILDING)	GROUND FLOOR	1	296.164	296.164	296.164	162.355	162.355	975.504	296.164	0	0
	1ST FLOOR	1	66.613	66.613		66.613	66.613				
TOTAL	-	-	-	-	22630.290	-	-	27031.263	1261.764	101	3
TOTAL OF RESIDENTIAL BUILDING					22630.290			27031.263	1261.764	101	3
GRAND TOTAL OF GROUND COVERAGE (RESIDENTIAL & COMMERCIAL)					24494.198			28896.171	2194.718	101	3

CARS PROPOSED
BASEMENT-1(PHASE-1) =339
SURFACE(PHASE-01&2) =16
SURFACE HAND/CAPPED (PHASE-01&2) =06
BASEMENT-1(PHASE-2) =171
BASEMENT-2(PHASE-2) =172
TOTAL =706

AREA STATEMENT

ADMEASURED AREA OF SITE	=9.53 ACRE	
AREA OF SITE AS PER ZONING	=9.53 ACRES OR 38566.483 SQM.	
PERMISSIBLE F.A.R @ 175%	=67491.342 SQM.	
PERMISSIBLE GREEN FAR @ 10% (GRC GOLD RATING)=4577.977 SQM.		
TOTAL PERMISSIBLE F.A.R @187.5% (7.5%+12)	=72812.319 SQM.	
PROPOSED F.A.R.	=71617.666 SQM. OR 71617.666X100/ 38566.483 =186.217 %	
	38566.483	
PERMISSIBLE GROUND COVERAGE 0.05%	=13498.268 SQM.	
PROPOSED GROUND COVERAGE	=4284.601 SQM. OR 4284.601X100/ 38566.483 =11.1095%	
	38566.483	
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5%	38566.483X0.5/100 = 192.832 sqms.	
PROPOSED AREA OF CONVENIENT SHOPPING	= 192.064 OR 192.064X100/38566.483 = 0.4981%	
PERMISSIBLE DENSITY = 120 TO 300 PFA		
PROPOSED DENSITY = 2438/9.53 = 256 PERSON PFA		

REQUIRED PUBLIC AMENITIES

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS) = 153515/100 = 77.7 TO SAY 78 NOS.

PROPOSED EWS UNITS = 94 NOS. OR 94X100/516 = 18.14%

REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS = 10424/100 = 42.4 TO SAY 43 NOS.

PROPOSED SERVANT ROOMS = 50 NOS OR 50X100/424 = 11.79%

POPULATION CALCULATION

MAIN UNITS = 516 X 5 =2120

EWS = 94 X 2 = 188

SERVANTS = 50 X 2 = 100

TOTAL = 2408

ORGANIZED OPEN SPACE(I.e tot-lots REQUIRED = 5784.972 SQM. = 15% OF THE PLOT

ORGANIZED OPEN SPACE(I.e tot-lots PROVIDED = 5788.361 SQM. = 15.008 % OF THE PLOT

ECS (CAR PARKING) REQUIRED

REQUIRED ECS (CAR PARKING) FOR MAIN UNITS = 1.5 ECS PER MAIN UNIT = 424 X 1.5 = 636 ECS

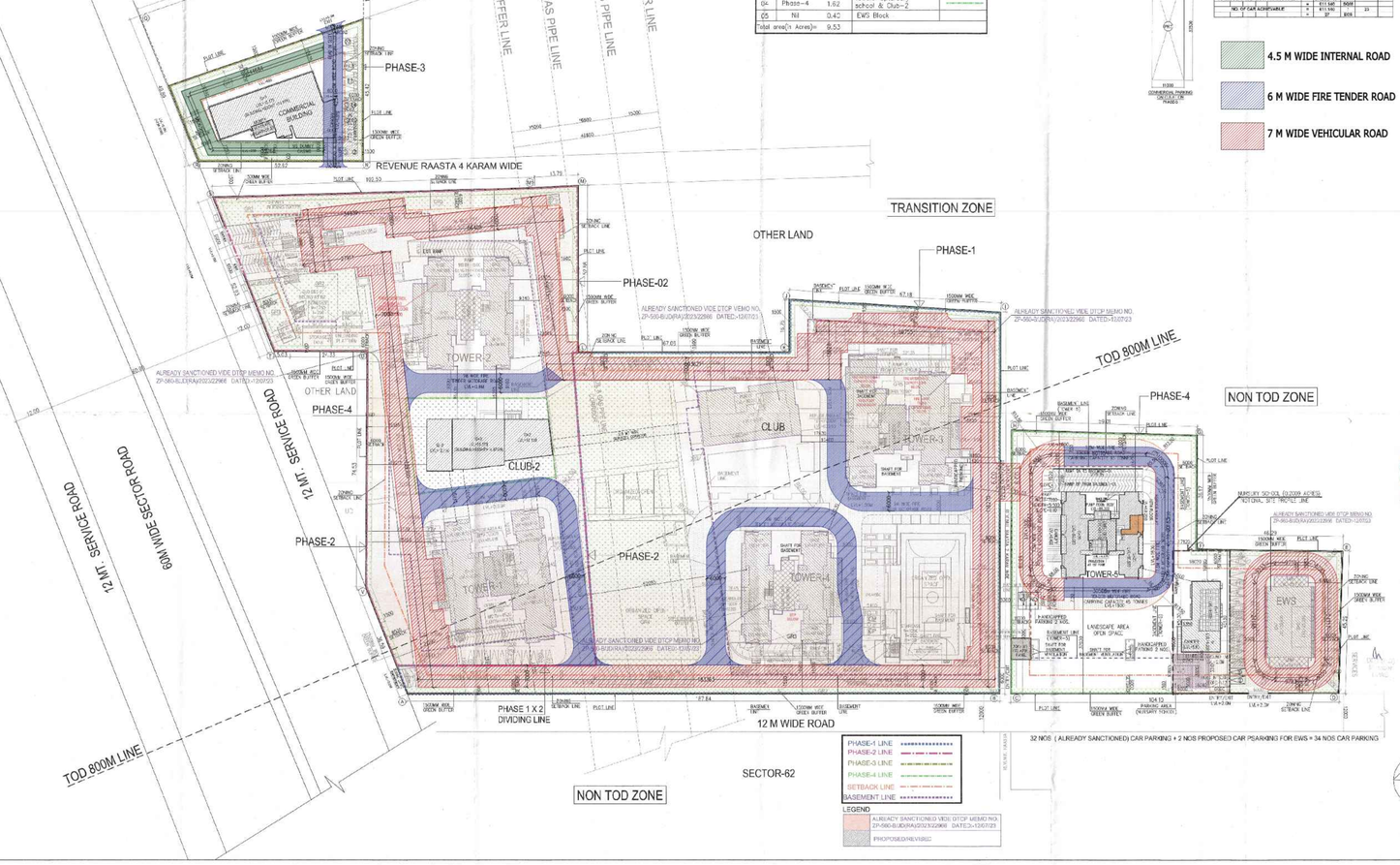
PROPOSED ECS (CAR PARKING) FOR MAIN UNITS = 706 ECS

ECS (CAR PARKING) TO BE MADE AVAILABLE TO EWS UNITS = 65% OF 636 CARS = 31.8 OR 32 ECS

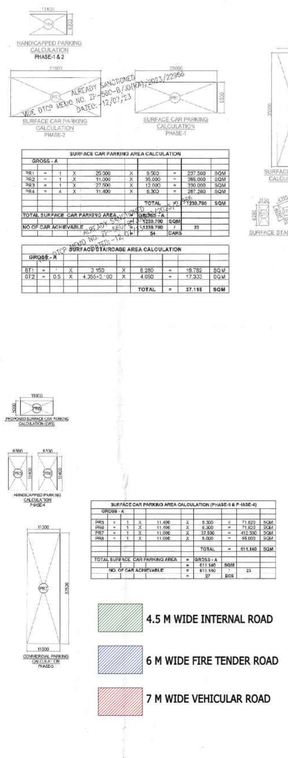
PROPOSED ECS (CAR PARKING) FOR EWS UNITS = 32 ECS

ECS (CAR PARKING) CAPACITY ON SURFACE = 1239.780 SQM. (603/SQM.)= 54 ECS

PROPOSED ECS (CAR PARKING) ON SURFACE = 56 ECS (32 CARS EWS +16 CARS SURFACE + 8 CARS TRANSPARENT)



S.No.	Description of Phases	Area (In acres)	Towers/Building	Legend
01	Phase-1	3.91	Towers-3&4,Club & Green area above IOCL/GAIL line	
02	Phase-2	2.73	Towers-1&2	
03	Phase-3	0.87	Commercial Block & 24m wide road	
04	Phase-4	1.62	Towers-5,Nursery school & Club-2	
05	Nil	0.40	EWS Block	
Total area(In Acres)=		9.53		



SURFACE CAR PARKING AREA CALCULATION								
GROUND - A								
TYPE	=	1	X	25.000	X	9.500	=	237.500 SQM
TYPE	=	1	X	11.000	X	35.000	=	385.000 SQM
TYPE	=	4	X	27.000	X	12.000	=	1296.000 SQM
TYPE	=	4	X	11.400	X	6.300	=	287.280 SQM
					TOTAL	=	2205.780	SQM
TOTAL SURFACE CAR PARKING AREA					GROUND - A	=	2205.780	SQM
					TOTAL	=	2205.780	SQM
NO OF CAR ACCEPTABLE				2205.780 / 36		=	61.270	55
							55	CARS
							55	CARS

SURFACE CAR PARKING AREA CALCULATION (PHASE-1 & P-PHASE-4)								
GROUND - A								
TYPE	=	1	X	11.400	X	6.300	=	71.820 SQM
TYPE	=	1	X	11.000	X	6.400	=	70.400 SQM
TYPE	=	1	X	11.000	X	12.500	=	137.500 SQM
TYPE	=	1	X	11.000	X	9.000	=	99.000 SQM
					TOTAL	=	413.740	SQM
TOTAL SURFACE CAR PARKING AREA					GROUND - A	=	413.740	SQM
NO OF CAR ACCEPTABLE					=	413.740 / 18		23
					=	23		
					SAY			

4.5 M WIDE INTERNAL ROAD

6 M WIDE FIRE TENDER ROAD

7 M WIDE VEHICULAR ROAD

LEGEND
PHASE-1 LINE
PHASE-2 LINE
PHASE-3 LINE
PHASE-4 LINE
SETBACK LINE
BASEMENT LINE
ALREADY SANCTIONED VIDE DTCP MEMO NO. ZP-560-BUDDHA/2003/25966 DATED-12/07/23
PROPOSED/REVISED

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.

LEGEND:-

PROJECT:-

REVISED (1st Revision) GROUP HOUSING ON SITE MEASURING 9.53 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 177.56 ACRES(LICENSE NO. 10 OF 2009 DATED DT.21.05.2009,LICENSE NO. 113 OF 2011 DATED 22.12.2011 & LICENSE NO. 117 OF 2022 DATED 23.08.2022) IN SECTOR 65 & 62,GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD(FORMERLY KNOWN AS EMAAR MGF LAND LTD)

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Associate Architects

RSMS ARCHITECTS